

**MINUTES OF THE JONESTOWN CITY COUNCIL REGULAR MEETING HELD
APRIL 8, 2021, 7:30 P.M., VIA AUDIO/VIDEOCONFERENCE**

Paul Johnson, Mayor	Eric Davis (Place 1)	Dave Nelsen (Place 4)
Tom Buckle, Mayor Pro Tem, Place 2	Rod Schaffner (Place 3)	Linda Bush (Place 5)

This meeting was closed to in-person attendance by the public. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Telephonic and videoconferencing capabilities were utilized to allow individuals to address the Council. Email submissions were also accepted.

Council Present via audio/videoconference: Mayor Johnson, Mayor Pro Tem Buckle, Alderman Nelsen, Alderwoman Bush,

Absent: Alderman Davis, Alderman Schaffner.

Staff present via teleconference: City Administrator Jones, Chief Taylor, Commander Headrick, Development Services Director Jolly, Finance Director Del Re, Park Director Gyergyo, Cameron Arceneaux, City Secretary Austin.

ITEMS OPENING MEETING

1. CALL TO ORDER, ESTABLISH QUORUM, DECLARE MEETING OPEN

Mayor Johnson announced a quorum present and opened the meeting at 7:32 p.m.

2. ANNOUNCEMENTS: ITEMS OF COMMUNITY INTEREST

(In accordance with Government Code Title 5, Subtitle A, Chapter 551, Sect. 551.0415)

a. Introduction of new police officer, Nicasio Martinez

Mayor Johnson noted the officer had not completed the hiring process and would not be introduced. There were no other announcements.

3. REPORTS AND UPDATES

a. Quarterly report from the Parks & Recreation Board:

Park Board Chair Latos was not available, so Alderwoman Bush gave the report, noting LCRA volunteers will be helping plant trees in Jones Brothers Park tomorrow, new picnic tables have been ordered for Fireman's Park, and additional trash enclosures have been ordered. The Easter drive-in movie was well received with over 100 in attendance; future events are a Teddy Bear Picnic in Fireman's Park on May 8, a National Night Out event in August, and a live music event in September.

b. Update from the Dark Skies Committee:

Committee Co-chairs Mark Grossman and Colleen O'Brien were present. Mark reported a kick-off meeting was held March 10, with an action and ideas spreadsheet developed to document the committee's efforts. Several members have already joined the IDA (International Dark-Sky Association). At their second meeting the committee reviewed the City's previous vision survey, developed task processes, drafted a mission statement, developed ideas for community involvement and education, and will be working with the City and POA's on ordinance drafts. The committee also plans to do tie-ins at city events.

c. Council Committee reports:

- Finance Committee: Alderman Nelsen noted discussion of the annual audit and Police Department purchase of a motorcycle, both on this agenda.
- Planning & Economic Development Committee: Alderman Nelsen reported all of the development items discussed at the morning committee meeting are those listed in this agenda. There was an additional meeting scheduled for the afternoon of March 30 that was not held and will be rescheduled.

4. CITIZEN COMMUNICATIONS

In accordance with the Open Meetings Act, Council is prohibited from discussing (other than factual responses to specific questions) or acting on any items brought before them at this time.

There were no citizen comments.

GENERAL BUSINESS AND ACTION ITEMS:

CONSENT AGENDA ITEMS:

The Consent Agenda includes routine and non-controversial items that may be acted upon with one single vote. There will be no separate discussion of these items; however, Any Councilmember may request an item be pulled from the Consent Agenda in order that it be discussed and acted upon individually as part of the Regular Agenda.

5. APPROVAL OF MINUTES

March 11, 2021, regular meeting

6. Consideration and possible action on the following boards changes:

- a. Accept resignation of James Quinn from the Board of Adjustments and Appeals.
- b. Accept resignation of Louise Drake from the Library Advisory Board.
- c. Appoint Sara Jane Cantwell to the Board of Adjustments and Appeals, Place 1 (nominated by Eric Davis, Alderman, Place 1).

7. Consideration and possible action on a request by Giddens Homes to remove one significant tree located on Lot 33 Blk B The Hollows Sanctuary Section 2, known as 6605 Rocky Grotto Cove.

8. Consideration and possible action on a request by Drees Custom Homes to remove two significant trees located on Lot 16 BLK C The Bluffs Amended, known as 7204 Getaway Drive.

9. Consideration and possible action on a request by Drees Custom Homes to remove a significant tree located on Lot 5 Blk A The Hollows Phase II-C, known as 19308 Splendor Court.

10. Consideration and possible action to approve the capital purchase of a new Kawasaki Concours motorcycle by the Police Department, for an amount not to exceed \$17,000.

Mayor Pro Tem Buckle moved to approve the consent agenda items, seconded by Alderwoman Bush. **The motion passed unanimously.**

REGULAR AGENDA ITEMS:

11. **Consider, discuss and take any action necessary regarding receipt and approval of the City's audit report for Fiscal Year 2019 – 2020. (Singleton, Clark & Co., PC, presentation by Robert Gattilia, CPA)**

Mr. Gattilia presented the audit and noted the audit was a “clean” unmodified audit with no findings and no reportable conditions. He reported a healthy reserve fund balance of about 11 months. Mr. Gattilia expressed thanks to the City and to Finance Director Del Re for her assistance. Alderman Nelsen moved to accept and approve the audit. Mayor Pro Tem Buckle seconded the motion. **The motion passed unanimously.**

12. **a. PUBLIC HEARING to receive public input and consider a request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document No. 2018024745 Official Public Records, Travis County, Texas, for approval of a Concept Plan to subdivide 54.44 acres of land to be known as “The Hollows Sanctuary South” into eighty-one (81) single family lots and four (4) non-residential lots, located entirely within Tract D off Destination Way, Jonestown, Texas.**

Dru Kefalos, 4617 Destination Way, expressed opposition to the request, noting concern with the small lot sizes and increased traffic. Keith Moody, representing the developer, noted the lots are consistent with the Carlton PUD requirements and no variances are being requested. Maggie Kefalos mentioned additional neighbors have submitted e-mails expressing opposition to the concept plan.

- b. Consider, discuss and take any action necessary regarding the above request for approval of a Concept Plan to subdivide 54.44 acres of land to be known as “The Hollows Sanctuary South” into eighty-one (81) single-family lots and four (4) non-residential lots, located entirely within Tract D off Destination Way, Jonestown, Texas.**

Council questioned the lot sizes and City Administrator Jones confirmed the plan meets the established requirements for minimum size and total number of lots. The Planning & Zoning Commission has recommended approval with the condition that three lots not having access to a public street be addressed. Alderman Nelsen moved to approve the concept plan, seconded by Mayor Pro Tem Buckle. **The motion passed unanimously.**

13. **a. PUBLIC HEARING to receive public input and consider a request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document No. 2018024745 Official Public Records, Travis County, Texas, for approval of a Preliminary Plat to subdivide 54.44 acres of land to be known as “The Hollows Sanctuary South” into eighty-one (81) single-family lots and four (4)**

non-residential lots, located entirely within Tract D off Destination Way, Jonestown, Texas.

Mayor Johnson announced this public hearing will be held at the May 13, 2021, council meeting.

b. Consider, discuss and take any action necessary regarding the above request for approval of a Preliminary Plat to subdivide 54.44 acres of land to be known as "The Hollows Sanctuary South" into eighty-one (81) single-family lots and four (4) non-residential lots, located entirely within Tract D off Destination Way, Jonestown, Texas.

The applicant has requested postponement of this item. No action was taken.

- 14. a. PUBLIC HEARING to receive public input and consider a request by The Hollows on Lake Travis, LLC, being the owners of Lots 1-5, Block F, The Hollows Phase III-A, a subdivision of record in Document No. 200600389, Official Public Records, Travis County, TX, as conveyed by deed recorded in Document No. 2018024745, Official Public Records, Travis County, TX, and that The Hollows Property Owners Association, Inc., being the owners of Lot 15, Block F, The Hollows Phase III-A, a subdivision of record in Document No. 200600389, Official Public Records, Travis County TX, as conveyed by deed recorded in Document No. 2018001117, Official Public Record, Travis County, TX, for approval to subdivide 4.63 acres of land to be known as "Replat of Lots 1-5 and Lot 15, Block F of The Hollows Phase III-A", for property located off Destination Way, Jonestown, TX.**

The hearing was opened and there being no one wishing to be heard, Mayor Johnson closed the public hearing.

b. Consider, discuss and take any action necessary regarding the above request for approval to subdivide 4.63 acres of land to be known as "Replat of Lots 1-5 and Lot 15, Block F of The Hollows Phase III-A", for property located off Destination Way, Jonestown, TX.

City Administrator Jones noted the Planning & Zoning Commission recommended approval as presented and the city engineer's review indicated all city requirements have been met. Alderman Nelsen moved to approve the request, seconded by Mayor Pro Tem Buckle. **The motion passed unanimously.**

- 15. a. PUBLIC HEARING to receive public input and consider a request by David Rothenberg for a subdivision plat of Lots 417 and 419, Jonestown Hills Subdivision (11219 Clearview), Jonestown, Texas, to include the following variances:**
- Sec. 10.02.086(2)(F) All lots shall be rectangular;**
 - Sec. 10.02.086(2)(G) No lot shall have a corner intersection of less than 45 degrees;**

- **Sec. 10.02.086(2)(K) Side lot lines shall project away from the front line at approximately at right angles to street lines; and**
- **Sec.10.02.086(2)(R) Each lot shall have access easement sufficient to meet the requirements of the Standard Fire Prevention Code.**

The hearing was opened and there being no one wishing to be heard, Mayor Johnson closed the public hearing.

b. Consider, discuss and take any action necessary regarding the above request by David Rothenberg for approval of a subdivision plat of Lots 417 and 419, Jonestown Hills Subdivision (11219 Clearview), Jonestown, Texas with the variances listed above.

Council reviewed the Planning & Zoning Commission's recommendation to approve with removal of the flag easement onto Lot 417 and with only these two of the four variances being necessary: Sec. 10.02.086(2)(F) All lots shall be rectangular; and Sec. 10.02.086(2)(K) Side lot lines shall project away from the front line at approximately at right angles to street lines. Development Director Jolly reported concerns expressed by neighboring citizens had been addressed. Alderwoman Bush moved to approve (as recommended by the Planning & Zoning Commission), seconded by Alderman Nelsen. **The motion passed unanimously.**

- 16. a. PUBLIC HEARING to receive public input and consider a request by Jared and Rebecca Hurt and Mark Anthony Montanio for a subdivision plat of 3.525 acres into two lots for property located at 11651 Johnson Road, Lot 8, Case Acres Estates, Jonestown, Texas.**

The hearing was opened and there being no one wishing to be heard, Mayor Johnson closed the public hearing.

b. Consider, discuss and take any action necessary regarding the above request for approval of a subdivision plat of 3.525 acres into two lots for property located at 11651 Johnson Road, Lot 8, Case Acres Estates, Jonestown, Texas.

Mayor Pro Tem Buckle moved to approve the request, seconded by Alderman Nelsen. **The motion passed unanimously.**

- 17. a. PUBLIC HEARING to receive public input and consider a request by Stallion Texas Real Estate Fund LLC for a zoning classification change from "Expired Planned Unit Development" to "Planned Unit Development", in accordance with Chapter 14: Zoning, Sec. 14.02.062, of the Jonestown Code of Ordinances, for property located at 17215 E. Reed Parks Rd (ABS 325 SUR 603 Gregg J & ABS 2563 SUR 104 Carlton J F ACR 57.248), Jonestown, Texas.**

THE ABOVE ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.

18. **a. PUBLIC HEARING to receive public input and consider an ordinance amending Chapter 14 Zoning of the Jonestown Code of Ordinances, Chapter 14 Zoning, to add accessory dwelling unit regulations for the “R-1” Single-family Residential District.**

Colleen O’Brien, 10404 Lakeside Drive, requested a summary of the ordinance changes, and asked about accessory dwelling units in front yards. There being no one else wishing to speak, Mayor Johnson closed the public hearing.

- b. Consider, discuss and take any action necessary regarding an ordinance amending Chapter 14 Zoning of the Jonestown Code of Ordinances, Chapter 14 Zoning, to add accessory dwelling unit regulations for the “R-1” Single-family Residential District.**

Alderman Nelsen moved to approve the ordinance, seconded by Alderwoman Bush. **The motion passed unanimously.**

19. **PUBLIC HEARING on amendments to the City of Jonestown Code of Ordinances, Chapter 3, Building Regulations, Chapter 10, Subdivision Regulations and Chapter 14, Zoning Regulation to provide for new Landscaping and Tree Preservation Regulations and providing new performance standards, site developments standards, tree mitigation fees, tree preservation, preferred and prohibited species of trees and vegetation and other associated and related regulations applicable to new development within the city limits of the City of Jonestown.**

Mayor Johnson announced the above public hearing and any action are postponed to the May 13, 2021, regular council meeting.

20. **Consider, discuss, and take any action necessary regarding an ordinance amending the Jonestown Code of Ordinances, Chapter 14, “Zoning Ordinance,” Article 14.02, Division 2 “Zoning Districts and Regulations”, Section 14.02 “General Requirements and Limitations, Chart 1, by changing the title of Chart 1 to “REQUIREMENTS FOR ALL LOTS” and deleting Chart 2, REQUIREMENTS FOR LOTS WITH PUBLIC SEWER, and renumbering Chart 3 to Chart 5 so that it is clear that all lots in the city limits shall be a minimum of one (1) acre. (public hearing was held at the March 11, 2021, meeting and action postponed to this meeting)**

City Administrator Jones requested that action on this item be postponed to permit additional refinements to the ordinance draft. Mayor Pro Tem Buckle moved to postpone this item to the next regular council meeting, seconded by Alderwoman Bush. **The motion passed unanimously.** Alderman Nelsen requested PUD’s be added to the chart.

21. **Consider, discuss and take any action necessary regarding an ordinance of the City Council of the City of Jonestown, Texas, amending Sec. 3.02.057 of the City’s Code of Ordinances, titled “Site Clearance, Excavation, Grading, and Land Fill Permit” to delete Subsection (e) dealing with exceptions to permitting requirements and redesignating subsequent subsection.**

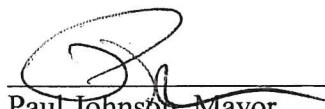
City Administrator Jones reviewed the changes to the ordinance. Mayor Pro Tem Buckle moved to approve the request, seconded by Alderman Nelsen. **The motion passed unanimously.**

22. ADJOURNMENT

Alderwoman Bush moved to adjourn, seconded by Mayor Pro Tem Buckle. **The motion passed unanimously.** Mayor Johnson adjourned the meeting at 8:41 p.m.

PASSED AND APPROVED AT A REGULAR MEETING HELD ON MAY 13, 2021.




Paul Johnson, Mayor

ATTEST:


Rachel Austin, City Secretary